



PLANNING BOARD

**TOWN OF GRAFTON**  
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**LEGAL NOTICE**  
**PLANNING BOARD, TOWN OF GRAFTON, MA**

Pursuant to Mass General Law Chapter 40A, Section 5, the Grafton Planning Board will hold a Public Hearing on **Monday, March 25, 2019**, commencing at **7:15 PM**, in **Conference Room A** at the **Grafton Memorial Municipal Center**, 30 Providence Road, Grafton, MA. The purpose of the public hearing is to provide interested parties the opportunity to comment on proposed amendments to the Grafton Zoning By-Law, which have been submitted to the **2019 Spring Annual Town Meeting Warrant**. **The proposed amendments include:**

- **ZBL 2019-01:** Amend Section 12 entitled Village Mixed Use District by amending the title to read Village & Neighborhood Mixed Use District; by adding additional development types such as cottage, pocket neighborhoods, and cottage court; by adding design standards for buildings, open space, lighting, streets, and amenities; by creating frontage zones designating location of commercial uses; by deleting dimensional standards in Section 3.2.3.2 and adding a reference to their inclusion in Section 12; and by amending Section 3.2.3.1 entitled Use Regulation Schedule to rename Column heading "VMU" to read "VMU-SG" and by adding three residential use types: Pocket Neighborhood, Attached single family dwelling, and Mixed Use Building.
- **ZBL 2019-02:** Amend Section 12 entitled Village Mixed Use District by amending ZBL Section 12.2.1.2 to create a new district entitled "Worcester Street Neighborhood Center (VMU-WS); to amend Section 3.1.2 entitled Zoning Map to include the properties located at 213, 215, and 217 Worcester Street, 1 and 29 Hawthorn Street, and 1 Joncas Terrace, as shown on the map entitled "Village and Neighborhood Center (VMU-WS) and on file with the Town Clerk; by adding a density schedule in Section 12.4.2.1; and by amending Section 3.2.3.1 entitled Use Regulation Schedule to add a new column VMU-WS.
- **ZBL 2019-03:** Amend Section 12 entitled Village Mixed Use District by amending ZBL Section 12.2.1.3 to create a new district entitled "Transit Village Neighborhood Center" (VMU-TV); to amend Section 3.1.2 entitled Zoning Map to include the properties located at 120, 122, and the front portion of 100 Westboro Road, as shown on the map entitled "Transit Village Neighborhood Center (VMU-TV) and on file with the Town Clerk; by adding a density schedule in Section 12.4.2.1; and by amending Section 3.2.3.1 entitled Use Regulation Schedule to add a new column VMU-TV.
- **ZBL 2019-04:** Amend Section 3.2.3.1 Use Regulation Table of the Zoning By-Laws to permit Marijuana Retailers as a special permit use as indicated by "S" within the Community Business (CB) Districts.
- **ZBL 2019-05:** Amend Section 5.2 entitled Multi-Family Dwellings to add a new Section 5.2.3 to require affordable units as part of projects greater than eight residential units.

A complete copy of the text of the proposed Amendments to the Grafton Zoning By-law is on file with the Town Clerk and the Planning Board Office in the Grafton Municipal Center, and is available for inspection during normal business hours.

**GRAFTON PLANNING BOARD**

Robert Hassinger, Chairman  
Linda Hassinger, Vice Chair  
Sharon Carroll-Tidman, Clerk  
David Robbins, Member  
Michael Scully, Member

Publish in the Grafton News  
March 7 and March 14, 2019

Bill to the Planning Board

**\*Please Note:** Individuals requiring special accommodations at the Public Hearing should contact the Planning Board Office at (508)839-5335, Ext. 1120, at least seven (7) days prior to the hearing date in order to facilitate your request. Thank you.